



**The Corporation of the City of Temiskaming Shores
Special Committee of the Whole Meeting
Minutes**

**Tuesday, November 18, 2025 03:00 PM
City Hall - Council Chambers - 325 Farr Drive**

Council:	Mayor Jeff Laferriere and Councillors Dan Dawson, Melanie Ducharme (virtual), Ian Graydon, Nadia Pelletier-Lavigne (virtual), Mark Wilson and Danny Whalen
Present:	Logan Belanger, Municipal Clerk Sandra Lee, Chief Administrative Officer Shelly Zubyck, Director of Corporate Services Steve Burnett, Director of Environmental Services Mitch McCrank, Director of Transportation Services James Franks, Economic Development Officer Andrè Brock, Economic Development Officer Steve Langford, Fire Chief Brad Hearn, Information Technology Manager James McKay, Information Technology
Regrets:	N/A
Media:	N/A
Delegates:	N/A
Members of the Public:	N/A

1. Land Acknowledgement

We acknowledge that we live, work, and gather on the traditional and unceded Territory of the Algonquin People, specifically the Timiskaming First Nation.

We recognize the presence of the Timiskaming First Nation in our community since time immemorial and honour their long history of welcoming many Nations to this beautiful territory and uphold and uplift their voice and values.

2. Call to Order

The meeting was called to order by Mayor Laferriere at 3:00 p.m.

3. Review of Revisions or Deletions to Agenda

None

4. Approval of Agenda

Resolution No. 2025-384

Moved By: Councillor Graydon

Seconded By: Councillor Whalen

Be it resolved that City Council approves the agenda as printed.

Carried

5. Declaration of Special Meeting

Resolution No. 2025-385

Moved By: Councillor Dawson

Seconded By: Councillor Wilson

Be it resolved that the Council of the City of Temiskaming Shores declares this meeting a "Special Meeting" in accordance with Section 9 of Procedural By-law No. 2023-022.

Carried

6. Disclosure of Pecuniary Interest and General Nature

None

7. Public Meetings pursuant to the Planning Act, Municipal Act and other Statutes

a. Presentation – Draft No. 1 - 2026 Municipal Operating and Capital Budget

Stephanie Leveille, Treasurer presented the 2026 Capital and Operating Budgets. She noted that work began in early fall with a focus on supporting housing-enabling infrastructure and growth; aligning with key municipal plans (Asset Management Plan, Strategic Plan, Recreation Master Plan, and Active Transportation Plan); and addressing immediate infrastructure needs, end-of-life replacements, funding opportunities, and partnership efficiencies. Key goals included avoiding new debt for 2026 capital projects, building reserves for future needs, enhancing capacity for housing and community growth through infrastructure and service improvements, implementing Strategic Plan priorities, and presenting tax impact scenarios for Council's consideration.

The presentation included charts and tables on historical trends; the 2026 general operations and environmental services summaries; the 2026 long-term debt repayment schedule; reserve balances; and capital summaries for Corporate Services, Fire and Emergency Services, Public Works, Recreation, Property Maintenance, Fleet, Transit, and Environmental Services, along with a review of funding sources. The Treasurer also outlined the 2027–2029 capital outlook.

Tax scenarios were prepared using the 2025 median residential and average commercial properties for illustration. A comparison of Ontario CPI and the City's tax levy increases (2017–2025), as well as comparisons with similarly sized municipalities, were also presented.

Three tax levy options were provided; however, staff recommended a 3.5% tax levy increase, a 4% increase to water and sewer rates, and a \$10 increase to the solid waste fee. This recommendation aligns with general operating pressures (excluding reserve allocations) and enables stronger reserve contributions or enhanced contingency for ongoing planning initiatives.

The Treasurer concluded by thanking the management team for their collaboration and Council for its review of the 2026 Budget.

Council subsequently adopted several resolutions directing staff to finalize the 2026 operating and capital budgets for presentation at the December 2, 2026 meeting.

The Mayor thanked Stephanie for the presentation and stated that although the capital budget is large next year, it is impressive that approximately 75% of the projects are funded. The Mayor noted that this work supports the City's asset-management plans and appreciated the strategic move to continue building the City's reserves for future planning, especially given that the City's tax levies have historically been below CPI and work is needed to close that gap.

Members of Council thanked the Treasurer for the presentation, and the floor was opened for questions and comments. Councillor Whalen inquired about the dollar value associated with each 0.5% increase to the tax levy; staff confirmed this represents approximately \$80,000 in additional revenue.

Councillor Pelletier-Lavigne noted that the boat decontamination project was deferred until the next budget, but asked whether something could be done in the interim. Staff responded that temporary solutions will be investigated, including the possibility of a portable unit for fishing tournaments. Additionally, a question was posed about the lease buy-outs; staff explained that the City was not seeing sufficient benefit from these

programs.

Councillor Ducharme inquired about the deferral of the BIA tree project. Staff advised they are exploring funding opportunities and will continue working with the BIA.

Councillor Graydon asked whether external budgets could be received earlier so they can be incorporated sooner into the City's budget. Staff responded that they are working to obtain this information earlier; however, a delegation is being coordinated as legislative changes may be required.

Resolution No. 2025-386

Moved By: Councillor Dawson

Seconded By: Councillor Wilson

Be it resolved that the Council of the City of Temiskaming Shores hereby acknowledges the presentation of the 2026 Operating and Capital Budget, Draft No. 1.

Carried

Resolution No. 2025-387

Moved By: Councillor Graydon

Seconded By: Councillor Ducharme

Be it resolved that the Council of the City of Temiskaming Shores agrees to incorporate a 3.5 percent (3.5%) increase to the tax levy within the 2026 budget.

Carried

Resolution No. 2025-388

Moved By: Councillor Wilson

Seconded By: Councillor Ducharme

Be it resolved that the Council of the City of Temiskaming Shores agrees to incorporate a four percent (4%) increase to both the water and sewer rates within the 2026 budget.

Carried

Resolution No. 2025-389

Moved By: Councillor Whalen

Seconded By: Councillor Graydon

Be it resolved that the Council of the City of Temiskaming Shores agrees to incorporate an Apprentice Mechanic position at an estimated annual cost of \$72,000, within the 2026 budget.

Carried

Resolution No. 2025-390

Moved By: Councillor Ducharme

Seconded By: Councillor Pelletier-Lavigne

Be it resolved that the Council of the City of Temiskaming Shores agrees to incorporate an additional Summer Student position at an estimated annual cost of \$6,868, within the 2026 budget.

Carried

Resolution No. 2025-391

Moved By: Councillor Dawson

Seconded By: Councillor Wilson

Be it resolved that the Council of the City of Temiskaming Shores agrees to incorporate an increase of \$10 to the Solid Waste Fee within the 2026 budget.

Carried

Resolution No. 2025-392

Moved By: Councillor Whalen

Seconded By: Councillor Graydon

Be it resolved that the Council of the City of Temiskaming Shores directs staff to finalize the 2026 operating and capital budget, incorporating Council's direction and any confirmed material estimates, for presentation at the December 2, 2025 meeting.

Carried

8. Adjournment

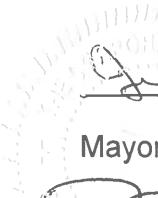
Resolution No. 2025-393

Moved By: Councillor Dawson

Seconded By: Councillor Wilson

Be it resolved that Council hereby adjourns its meeting at 4:09 p.m.

Carried





Mayor


Municipal Clerk